

TOWN OF HOUNSFIELD PLANNING BOARD MEETING

April 2, 2013

The regular monthly meeting of the Town of Hounsfield Planning Board was called to order by Chairperson Yvonne Podvin at 7:05 p.m. at the Town Hall, Co Rt. 66. The Pledge of Allegiance was said.

Members present were: Yvonne Podvin, Mel Castor, Paul Locy, Maryann Oliver. Absent was Kelly Harrienger.

A motion was made by Mel Castor and seconded by Paul Locy to approve the minutes from the March 6th, 2013 meeting and all voted in favor. Motion carried.

Joseph Gosier (File #2013-01) was not in attendance; therefore his land division request is on hold until next month.

Kris Connolly (File #2013-03) was not in attendance therefore his paint ball field on Route 3 is on hold until next month.

Brian Robbins (File #2013-04) attended the meeting to get information about many different plots of land. He was informed that he can only divide up to five parcels in a three year period or the State Department of Health would need to be involved. This information was obtained through Andy Nevin of the Jefferson County Planning Board. Yvonne Podvin gave Mr. Robbins a handout with this information included. Mr. Robbins informed the Board that some of the divisions are for residential use, some are for farm use, and some are for recreational use (wooded land).

The first property presented is a 147 acre piece of land on Old Rome State Road on the right hand side just past the stone house. There is a house on this land that is on Fields Road. There is at least 300 feet frontage. Mr. Robbins would like to divide this land and make two lots.

The second property in question is also on Old Rome State Road. It would involve splitting off one parcel of 45 acres of swamp land and another of 30 acres of swamp land to sell. One has 600 feet of road frontage and the other has 1000 feet of road frontage.

The next question involved two lots with houses on State Route 3. The old upholstery house and the Jerome farm. Mr. Robbins was reminded that each parcel has to have 300 feet of road frontage and has to have at least five acres of land. The rest of the land would be used for farming.

The next parcel is on Massey Street (Route 63), on the corner of Massey and Old Rome State Road, the old Ellingsworth farm. There is about 280 feet road frontage. They want to separate the house and a few acres from the rest of the land.

There is another piece of swamp land with approximately 1000 feet of road frontage on Old Rome State Road.

Mr. Robbins also wants to bring two pieces of land together. One is in Watertown Township and one in Hounsfield. This creates a landlocked property for the Watertown Township. It has 1000 feet of frontage. It wouldn't be landlocked on Hounsfield side. This request needs to go through Watertown Township. Watertown's Attorney is already looking into it.

The last one is wooded acreage. There are two interested parties in buying pieces. These would be hunting properties. One party needs a right of way. Mr. Robbins could sell 50 feet or give a 99-year lease for a right-of-way.

Mr. Robbins was informed that he needs to be sure that each parcel on Route 3 is at least 5 acres with at least 300 feet of road frontage; or at least one acre per parcel at other locations. We need surveys and applications for each parcel that will be considered and a mylar. Mr. Robbins said he will check with the State Health Department to be sure of regulations.

Jane Bardon (File #2013-02) has property on Military Road. She would like to move the land lines on two lots. One is 18 acres and one will be one acre around the house. She understands that she need at least 150 feet of road frontage for each. The barn will now be part of the 18 acres. She will have a survey done and return next month.

There is no old business to be discussed.

Motion to adjourn was made by Maryann Oliver. It was seconded by Mel Castor.

Meeting adjourned at 7:35 p.m.

Respectfully submitted by Sheryl Crandall